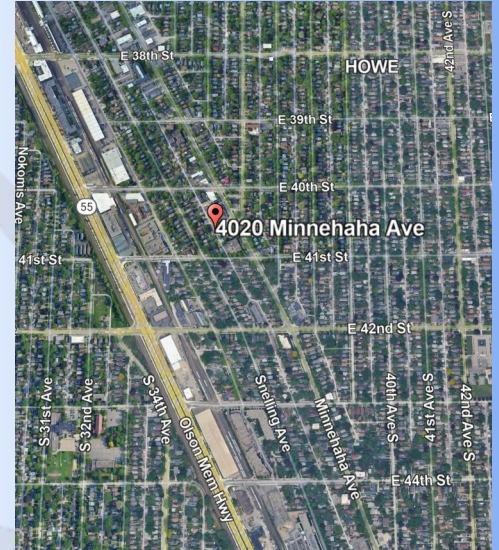


FOR LEASE OFFICE-RETAIL

4020 Minnehaha Avenue South
Minneapolis, MN 55406



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

4020 Minnehaha Avenue South — multiple suites available

Base Rental Rate: **\$20.00 PSF**

RE Taxes and CAM: **\$10.00 PSF**

FEATURES:

- Nice, clean image, building with newly renovated common areas and spaces.
- Excellent visibility on Minnehaha Avenue South only blocks from the Light Rail System.
- Multiple availabilities ranging from 303 sf to 1,887 SF.
- Common Conference Room with kitchenette, ADA compliant restrooms.
- Many area amenities including restaurants, banking, grocery, pharmacy and recreation/entertainment.
- Easy access to 394, 94 and 35W minutes away.
- Local, responsive management.
- Daily vehicle traffic of 10,394 on Minnehaha Ave, 17,400 on Hiawatha (2024 ESRI).
- Demographics: 21,549 – 1 mile radius, 191,062 – 3 mile radius, 476,727 – 5 mile radius (2024 ESRI).
- Est. Avg. Household Income: \$132,892 – 1 mile radius, \$132,499 – 3 mile radius, \$132,647 – 5 mile radius (2024 ESRI).



CONTACT:

Joe Smith

jsmith@summerhillcommercial.com
952-475-5122

Summerhill Commercial Real Estate
6495 City West Parkway
Eden Prairie, MN 55344

www.summerhillcommercial.com

**All information in this brochure is deemed reliable, but not guaranteed.*

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Minneapolis, MN 55406



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OFFICE LEASE DETAILS:

AVAILABILITY	SF	BASE RENT/MO	RE TAX-CAM/MO	EST TOTAL
Suite 1004*	1,118	\$1,863.00	\$932.00	\$2,795.00
Suite 1005*	769	\$1,282.00	\$641.00	\$1,923.00
Suite 1065**	519	\$865.00	\$433.00	\$1,298.00
Suite 1075**	618	\$1,030.00	\$515.00	\$1,545.00
Suite 2025***	355	\$592.00	\$296.00	\$888.00
Suite 2055***	303	\$505.00	\$253.00	\$758.00

*Suite 1004/1005, **1065/1075 and ***2025/2055 are contiguous



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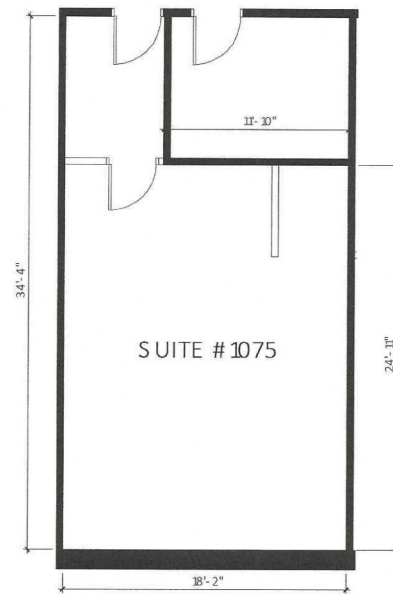
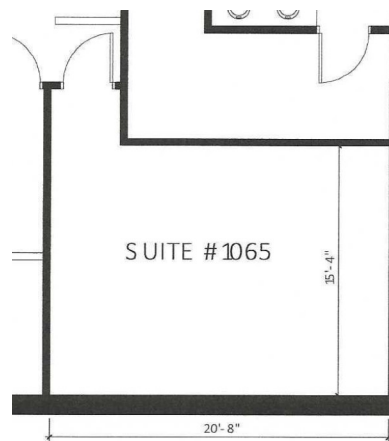
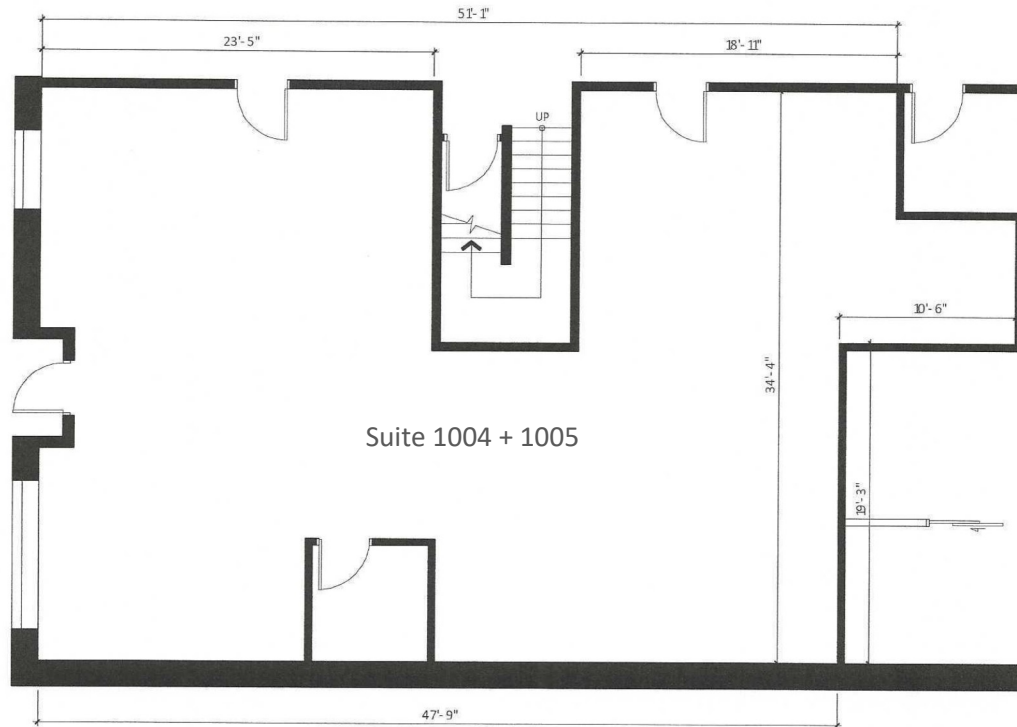
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SUMMERHILL
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FIRST FLOOR SUITES



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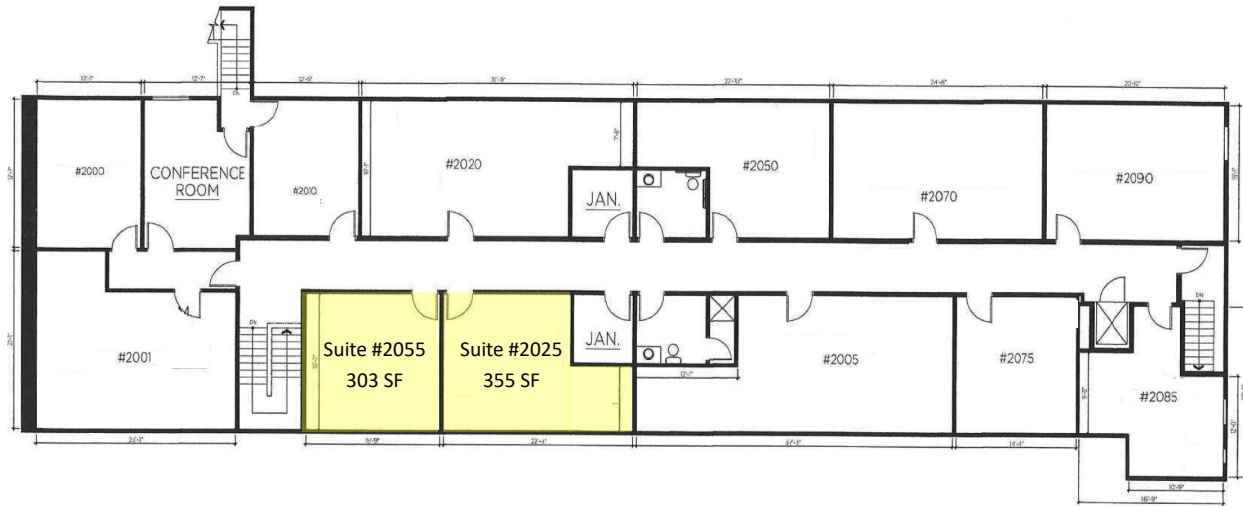
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Minneapolis, MN 55406



SUMMERHILL
Commercial Real Estate, LLC

SECOND FLOOR SPACE PLAN



LIBERTE PROPERTIES COMMERCIAL LLC - SECOND FLOOR

4020 MINNEHAHA AVENUE
MINNEAPOLIS, MN 55406

DEMISING PLAN

DATE: 10/02/23



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